

Task Force Recommended Tennyson-Alquire Policies

I. RESIDENTIAL DENSITIES

Lower planned residential densities in the Tennyson-Alquire area to maintain a predominantly single-family residential character.

- a. Restrict density along Thiel Road to approximately two residences per half acre to provide an area of large lot residential development. Do not allow commercial uses such as storage yards.
- b. Restrict density in the Taylor-Lassen-Olympic area to a minimum lot size of 4,000 square feet in order to provide a variety of lot sizes in the neighborhood.
- c. Restrict density of vacant land at entrance to Spanish Ranch II to minimum 4,000 square foot lots in order to provide an appropriate transition between the mobile home parks and the low density neighborhood.
- d. Restrict density of Folsom Road area to "low density" (minimum 5,000 square feet per unit) to fit with existing neighborhood pattern.
- e. Zone the vacant wedge between Beatron Way and Pacific Street on Tennyson Single-Family Residential and encourage use as a church site.

II. RESIDENTIAL DEVELOPMENT STANDARDS

Require new development to contribute to an attractive neighborhood pattern.

- a. Increase the setbacks of multi-family housing adjoining single family zones so that no multi-family units over one story are located within 20 feet of a single family zone.
- b. Require second stories to be architecturally attractive and sensitive to the privacy of adjoining residents in the placement of windows and balconies.
- c. Avoid creating streets with houses fronting on only one side in order to avoid walls along streets and excessive pavement.
- d. Do not allow stub end streets without creating precise plan lines for the completion of the street as part of an efficient and attractive street pattern.
- e. Require planned residential developments to provide attractive, usable common open space such as that at Snowberry Court.

- f. Require roll-up garage doors (rather than tilt-up) where driveway is less than 20 feet deep so that cars parked in driveways do not obstruct sidewalks.
- g. Do not allow garages to occupy more than 50% of the building frontage in order to provide more attractive street frontages and to allow views of the street.
- h. Encourage bay window projections into front yard setbacks, per Section 10-1.504(E) of the Zoning Ordinance, by allowing foundation projections to support them.

III. TENNYSON ROAD APPEARANCE

Improve the appearance of Tennyson Road to manifest pride in the neighborhood and improve commercial vitality.

- a. Underground utilities, seeking priority for Rule 20 funds.
- b. Provide continuous sidewalks with adequate, unobstructed width to encourage walking. Utilize public funds to correct existing obstructions and require missing segments to be provided by owner.
- c. Require a minimum of ten feet of landscaping along sidewalks; require maintenance by property owners.
- d. Provide bus stop benches and trash receptacles.
- e. Include both sides of Tennyson Road in early implementation of the Community Preservation and Improvement Ordinance.
- f. Establish a revolving loan refund for shopping center improvements.
- g. Encourage redevelopment of former gas station properties. Strictly enforce cleanup of contaminated soil and prohibitions on outside storage (Section 10-1.4943 Zoning Ordinance).
- h. Require a Spanish architectural theme similar to Mission Square in new or renovated buildings.

IV. TENNYSON AREA LAND USE AND ACCESS

Encourage land use and site development which serves the varied needs of the neighborhood.

- a. Retain and improve the Tennyson School site for the provision of social/educational services, expansion of Tennyson Park and development of a community center. Extend

Panjon Street from Huntwood Avenue to Ruus Road to provide park access and residential lots facing the park.

- b. Encourage continuity of residential use between Ward Creek and Ruus Road.
- c. If consistent with response time considerations, establish new fire station in the Lustig-Huntwood triangle to maximize accessibility and provide a public building overlooking the park.
- d. Encourage businesses serving unmet needs such as banking, full service restaurants, and a wider range of ethnic foods.
- e. Improve pedestrian approaches and bike facilities at shopping and community centers , and require adequate parking.
- f. Provide unobstructed windows towards the street as well as the parking lots to extend welcoming look and to improve security (e.g., new Jack-in-the-Box).
- g. Discourage alcohol sales at gas stations along Tennyson Road.

V. INDUSTRIAL CORRIDOR

Retain space for industrial development along Industrial Parkway while providing for the safety and amenity of the neighborhood.

- a. Retain existing areas of industrial designation except for Olympic Road Area in order to provide a buffer from Industrial Parkway traffic.
- b. Consider commercial uses at Ruus Road and Huntwood Avenue if they provide an attractive entrance to the neighborhood.
- c. Improve Industrial District requirements and performance standards to attain more compatible, attractive street frontages along arterial streets; to provide adequate parking and loading; and to protect residential areas from noise and traffic in the siting of buildings and access.
- d. Establish an assessment district to improve Pacific Street; include turnaround at end. Require orderly, safe maintenance but do not require screening of storage yards from Pacific Street which would diminish security without benefit to neighborhood.
- e. Enforce the Community Preservation Ordinance, the Zoning Ordinance and use permits to eliminate unscreened storage yards except on Pacific.

- f. Do not allow structures which are particularly susceptible to earthquake damage (e.g., high rises and some forms of concrete tilt-ups); require safety equipment to function after an earthquake.
- g. Address drainage problems in an attractive, functional manner such as establishing a naturalistic retention pond between Spanish Ranch I and new development.
- h. Seek to provide truck parking areas south of Industrial Parkway. Raise fines for illegal truck parking.

VI. PEDESTRIAN, BIKE, AND TRANSIT PROVISIONS

Seek to lessen traffic growth by increasing the attractiveness of pedestrian, bike and transit use.

- a. Provide 4.5 foot clear sidewalks and curb cuts on through streets, recognizing the particular needs of handicapped people. Give priority to obstructed or missing sidewalks along Tennyson Road.
- b. Keep Tennyson Road two lanes in each direction with space for bike lanes, right turn pockets, bus stops, and passenger vehicle parking. Eliminate truck parking.
- c. Complete planned bike lanes on Huntwood Avenue. Add bike lanes on Folsom Street between Ruus Park and Huntwood Avenue and on Ruus Road south of Folsom Street.
- d. Develop walking path and bikeway along Ward Creek, south of Folsom Street and connect to Ruus-Industrial crossing.
- e. Provide wheelchair ramp/bike crossing at Ruus Industrial Island. Continue bikeway along Industrial Parkway SW to a "Channel A" Bay Trail connection as well as to Dyer Triangle.
- f. Amend Bicycle Facilities Plan to reflect neighborhood plan.
- g. Encourage businesses to provide bus benches and trash receptacles at commercial centers.
- h. Recommend consideration of smaller, quieter buses within Tennyson-Alquire.
- i. Study installation of additional stop signs to slow traffic on long straight streets like Folsom Street and investigate other means to slow traffic on neighborhood streets.

VII. STREET NETWORK

Develop a more coordinated street system.

- a. Develop additional street connections to the neighborhood together; require continuation of stub end streets in adjoining development where feasible.
- b. Extend Panjon Street along the south side of Tennyson Park from Huntwood Avenue to Ruus road.
- c. Align Olympic Avenue with New England Village Drive at Huntwood Avenue intersection.
- d. Establish 60 foot right-of-way for Folsom Street between Ward Creek and Huntwood Avenue with provision for vehicular and bicycle traffic and sidewalks and planting strips on each side of the roadway. Make every effort to accommodate existing large trees and development by, for example, meandering the sidewalk into the planting strip. Establish a 52 foot right-of-way for Folsom Street east of Huntwood Avenue.
- e. Establish 60 foot right-of-way on Ruus Road from Tennyson Road to Industrial Boulevard with provision for vehicular and bicycle traffic and sidewalks and planting strips on each side of the roadway.
- f. Continue existing pattern of 56 foot right-of-way on Harvey Avenue with planting strips and existing 56 foot right-of-way on Taylor Avenue.
- g. Complete widening and improvement of Huntwood Avenue with planned median and bike lanes, eliminating parking lanes except northbound at apartments and southbound at the park.
- h. Require connection of Thiel Road to Folsom Street at Harvey Avenue if development exceeds suburban density. Maintain unobstructed fire lane connection at Ward Creek with proper turn radius onto Thiel Road.

Excerpt: Tennyson-Alquire Neighborhood Plan

- i. Seek to eliminate private substandard streets such as Vagabond Lane and Van Court in order to provide for emergency access, pedestrian and bike circulation and control of abandoned vehicles. Approve no additional development until a public street is dedicated.
- j. Consider narrower public street right-of-ways for streets of limited use if connected at both ends to street network and for streets where all parking is provided off-street in order to incorporate streets like Vagabond Lane into the street system and in order to avoid excessive pavement.

VIII. NEIGHBORHOOD SERVICES

Plan for public safety, recreation and social service needs.

- a. Retain Tennyson School as a community education, social service, and activity center.
- b. Extend Tennyson Park to Ruus Road.
- c. Develop Peixoto School grounds for recreational use.
- d. Provide a new park in the vicinity of Taylor and Olympic to serve additional development in the Folsom-Industrial area east of Huntwood Avenue.
- e. If feasible, utilize flood retention pond at Folsom Street and Huntwood Avenue for tennis, basketball, volleyball or other sports courts while retaining original function.
- f. Expedite provision of a fire station in Tennyson-Alquire to meet response time standards, preferably between Lustig Court and Huntwood Avenue.

IX. NEIGHBORHOOD CHARACTER

Elements of early informal ranchette spaciousness shall be retained in the development of this neighborhood.

- a. Improve the quality of open space along Ward Creek between Folsom Street and Industrial Parkway (e.g., by installing screens to catch debris in Ward Creek at Tennyson Road and other litter sources).
- b. Provide trail connections to bayland open space; include benches for walkers at about quarter mile intervals.
- c. Seek to open up access to space behind Peixoto School; consider some use for 4-H Urban Community Farm.
- d. Expand Tennyson Park to Ruus Road, maintaining a long sweep of open space with a hill view.
- e. Avoid the abrupt closure of space with unlandscaped walls; encourage use of rail fences to define front yards and solid fences with landscaping to provide privacy. Remove barbed wire on walls (e.g. Spanish Ranch I).
- f. Preserve large trees in the siting of new buildings and the design of roadways wherever possible.

- g. Retain large tree stand on Ruus-Industrial Island and require sufficient setback along Industrial Parkway to allow for additional large, wind-break trees.

X. NEIGHBORHOOD STANDARDS

Standards for property maintenance, use of property, utilities and urban service roads shall be maintained and public safety laws shall be enforced.

- a. Proceed with enforcement of the Community Preservation and Improvement Ordinance in Tennyson-Alquire.
- b. Apply Community Preservation and other ordinances towards elimination of storage yards in residential areas and prominent unscreened storage in industrial areas.
- c. Require sewer and water service and storm drains in areas to be annexed.
- d. Require standard curb, gutters and sidewalks on all through streets in areas to be annexed (such as Folsom Street, Ruus Road, Harvey Avenue, Taylor Avenue, and Huntwood Avenue) and coordinate with improvement of City portions. Consider public assistance to alleviate hardship and to recognize public benefits of through streets.
- e. Maintain adequate levels of police patrol to control drug sales and to enforce speed limits and truck parking prohibitions. Raise fines for illegal truck parking.
- f. Enforce the sign ordinance, especially on major streets like Tennyson Road, to remove the visual blight of temporary signs.